



39 Wilson Road, Reading, RG30 2RT
£285,000 Freehold

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Residential Sales & Lettings

- Victorian Terrace House
- In Need Of Some Updating Throughout
- Entrance Hall With Stairs To First Floor
- Fitted Kitchen
- 3 Separate Bedrooms

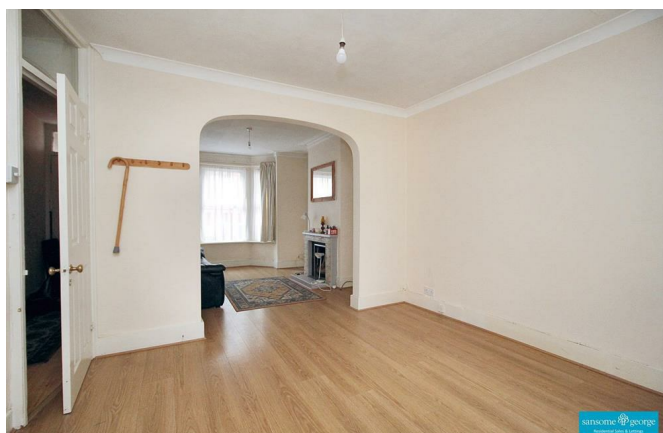
- No 'Onward Chain' complications
- Located Close to Amenities
- Interconnecting Living Room & Dining Room
- Ground Floor Bathroom
- Easterly Aspect Rear Garden

Located approximately 1.5 miles to the west of Reading town centre, this classic and sought after Victorian terrace house is situated on a favoured residential address which is within minutes walk of a range of services. These amenities include frequent bus services and Reading West train station plus a range of shops, supermarkets, cafes and restaurants as well as Prospect Park, playing fields and gyms.

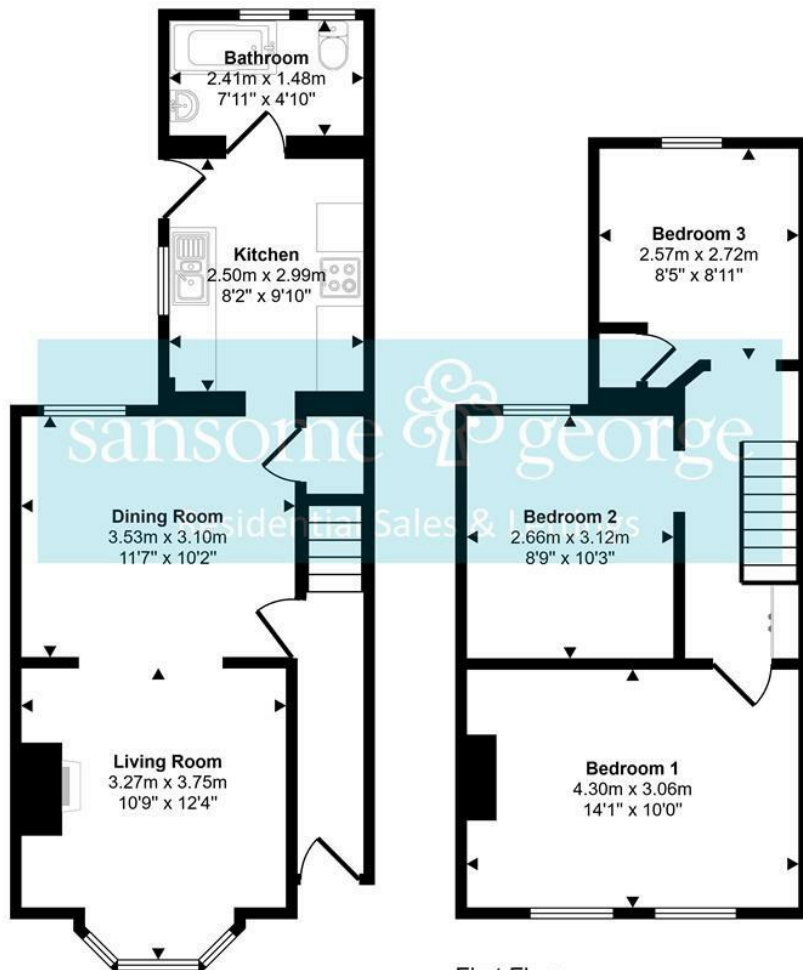
Offered to the market with the added advantage of no 'onward chain' complications, the property does require some updating and hence provides an ideal opportunity for a new owner to update to their taste and requirements. The property is approached via a quarry tiled path from a wrought iron gate leading to the front door with covered open porch over. The front door opens an entrance hall where stairs directly ahead rise to the first floor and a door opens to the reception space. This comprises of living room with front aspect bay window and open fireplace, and rear aspect dining room with access to under stairs storage cupboard. A door leads to a side aspect Kitchen with courtesy door to the rear garden and a door also to the ground floor bathroom. On the first floor, 3 separate bedrooms are individually approached via the landing. Outside, to the rear of the property, is a small easterly aspect garden. Other general notable features include gas fired central heating (n/t) and partial UPVC double glazed windows.

Please contact Sansome & George Estate Agents to discuss this opportunity in more detail or to arrange a viewing appointment at your earliest convenience.

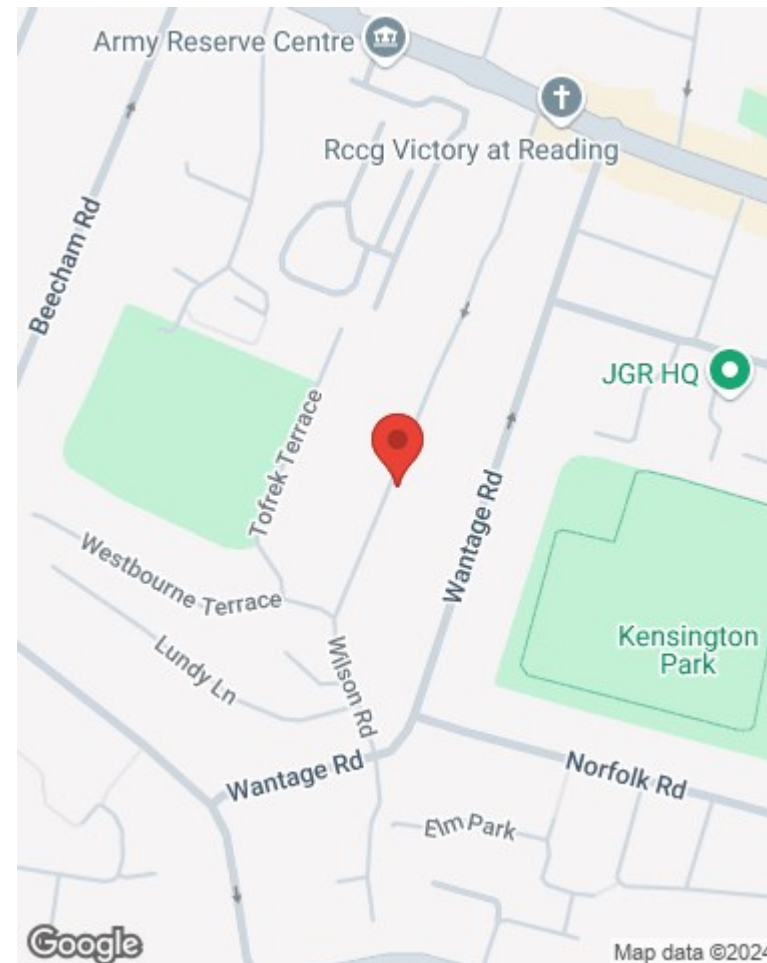
Reading Borough Council - Band C



Approx Gross Internal Area
76 sq m / 819 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		34	71
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

Misrepresentation and Misdescriptions Acts

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